



Hawaii

**Habitat**  
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Association

*Building Housing, Building Hope*

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June 6, 2017

From: George S. Massengale  
To: Honolulu City Council  
Date: June 7, 2017  
Re: Bills 55 & 56, Relating to reclassification of lands in Haleiwa

### SUPPORT

Chair Menor, Vice Chair Anderson, and members of the city council. Please accept our testimony in support of these land use reclassifications. As builder of self-help ownership housing we see the reclassification of these two parcels from agricultural to residential as an opportunity to build additional affordable housing on the north shore.

City law requires that 30 percent of lots be made affordable to people earning not more than 140 percent of the area median income, which was \$140,700 for a family of 4 in 2016. Ten percent of the lots must be made available to people earning 80 percent or less of AMI, which was \$80,400 or less for a family of 4 in 2016.

We are also familiar with these two parcels and concur with the land owner that these parcels are not suitable of agricultural purposes. We would also point out to the council that there are hundreds of acres of land classified as agricultural on Oahu that in reality could not support any large or small farming enterprise.

In closing, I would just remind council members that we do have a housing crisis and although the actual number of affordable homes, dwellings for families earning up to 80% AMI is small (3 or less), this still represents an opportunity to add to Oahu's affordable housing stock.

We would ask that the council to pass these measures and refer them to the Zoning & Housing Committee for further consideration.

Respectfully,

George S. Massengale  
Director, Community Engagement

MISC. COM. 3131